



Ministry  
of Justice



Home Office



CPS

**Establishment: PS Preston, Diadem House, PR2 2YB**

**Project: Probation Service, Unified Offices Fit Out  
Programme**

**BPRN: N/A**

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## COMMENCEMENT AGREEMENT

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Commencement Agreement	
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The Partnering Team members, as named below, in accordance with and subject to the terms of a partnering contract dated the 18th day of January 2023(the 'Partnering Contract') made between them in relation to:

Project: Probation Service, Unified Offices Fit Out Programme

Site: PS Preston, Diadem House, PR2 2YB

The Partnering Team members:

<b>Client</b>	Secretary of State for Justice
<b>Constructor and Lead Designer</b>	Wates Construction
<b>Client Representative</b>	AECOM
<b>Cost Consultant</b>	AECOM
<b>Principal Designer</b>	AECOM

**Agree under this Commencement Agreement that:**

1. Words and expressions used in this Commencement Agreement shall have the same meanings as in the Partnering Contract.
2. To the best of their knowledge the Project is ready to commence on Site.
3. The following details shall apply by reference to the listed clauses of the Partnering Terms:

**Agree under this Commencement Agreement that: (Continued)***Reference in  
Partnering Term*

Clause 6.2	The Project Timetable is included in the Developed Project Proposals attached as Appendix A
Clause 6.2	Date of Possession  29 <sup>th</sup> January 2024
Clause 6.2	Date for Completion  24 <sup>th</sup> May 2024
Clause 6.3	Project in sections  As per the Partnering Timetable and Project Timetable and Special Term 28.11 of the Project Partnering Agreement.
Clauses 6.4 and 15.3 (i)	Parts of site in exclusive or non-exclusive possession:  As per the Partnering Timetable and Project Timetable and Special Term 28.11 of the Project Partnering Agreement.
Clauses 6.4 and 15.3 (i)	Constraints on Site possession/access  All in accordance with Special Term 28.11 of the Project Partnering Agreement. Arrangements for Client access to be agreed.
Clauses 6.4 and 15.3 (i)	Arrangements for deferred or interrupted Site possession  As per the Partnering Timetable and Project Timetable and Special Term 28.11 of the Project Partnering Agreement.
Clause 7.1	The Construction Phase Plan is within the Health and Safety Information Pack which is included in Appendix B
Clause 8	Project Brief and Project Proposals are included in Appendix E

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**Agree under this Commencement Agreement that: (Continued)***Reference in  
Partnering Terms*

Clause 12                    The Agreed Maximum Price is £ 3,367,746.67 (exclusive of VAT)

Clause 12                    The Price Framework is included in Appendix G

Clause 18.2                 The risk sharing arrangements are detailed in the Appendix G

Clause 18.3(iii)            Third party consents entitling claim for extension of time

**None other than those items identified as Client Risk items within the Risk Register**

Clause 18.3(xvi)          Additional events entitling claim for extension of time

**None other than those items identified as Client Risk items within the Risk Register**

Clause 18.5                 Adjusted extensions of time entitling additional Site Overheads

**None other than those items identified as Client Risk items within the Risk Register**

Clause 18.6                 Adjusted extensions of time entitling claim for unavoidable work/expenditure

**None other than those items identified as Client Risk items within the Risk Register**

Clause 18.9                 Exceptions to Constructor risk as to Site

**None other than those items identified as Client Risk items within the Risk Register**

**Agree under this Commencement Agreement that: (Continued)**

*Reference in  
Partnering Terms*

Clause 19.1 Insurance of the Project shall be taken out by the Constructor

Insurance of all existing structures (and their contents) shall either be taken out by the Client and or the Client shall bear the risk of loss or damage thereto.

With waiver of rights of subrogation against:

**Not applicable**

With the following percentage addition for fees:

■

With the following additional or adjusted risks:

**None required**

**Agree under this Commencement Agreement that: (Continued)***Reference in  
Partnering Terms*

Clause 19.1 Insurance third party property damage by the Constructor in the sum of: None required.

Clause 19.5 Environmental Risk Insurance by:

**None required**

Clause 19.6 Latent Defects Insurance by:

**None required**

Clause 19.7 Whole Project Insurance by:

**None required**

Clause 19.9 Amount and form of any advance payment guarantee/performance bond/parent company guarantee/retention bond:

**None required.**

Clause 27.2 Problem-Solving Hierarchy is as attached to the Partnering Contract

Clause 28 Special Terms additional to those set out in or attached to the Partnering Contract:

There are no additional Special Terms other than those previously included within the Project Partnering Agreement

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**THE SECRETARY OF STATE FOR JUSTICE**

of  
Ministry of Justice  
4th Floor,  
102 Petty France  
London SW1H 9AJ

(the "**Client**")

EXECUTED AS A DEED by the **Client** by affixing  
hereto its common seal in the presence of

\_\_\_\_\_  
\_\_\_\_\_

or Acting by

Authorised signatory \_\_\_  \_\_\_  
Authorised signatory \_\_\_  \_\_\_

Dated the 16th day of February 2024

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Wates Construction Limited  
of/whose registered office is situated at  
Wates House  
Station Approach  
Leatherhead  
Surrey  
KT22 7SW

(the “**Constructor**” and “**Lead Designer**”)

EXECUTED AS A DEED by the **Constructor and Lead Designer**

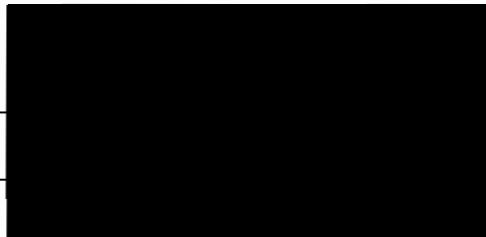
by affixing hereto its common seal in the presence of

\_\_\_\_\_  
\_\_\_\_\_

or Acting by

Director

Director/~~Secretary~~



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AECOM Ltd  
Whose registered office is situated at  
Aldgate Tower  
2 Lemn Street  
London  
E1 8FA

(the “**Client Representative**”)

EXECUTED AS A DEED by the **Client Representative**

by affixing hereto its common seal in the presence of

\_\_\_\_\_  
\_\_\_\_\_

or Acting under power of attorney dated 1st January 2024

Authorised Signatory

Authorised Signatory



OFFICIAL

OFFICIAL

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AECOM Ltd  
Whose registered office is situated at  
Aldgate Tower  
2 Lemn Street  
London  
E1 8FA

(the “**Cost Consultant**”)

EXECUTED AS A DEED by the **Cost Consultant**

by affixing hereto its common seal in the presence of

\_\_\_\_\_  
\_\_\_\_\_

or Acting under power of attorney dated 1st January 2024

Authorised Signator

Authorised Signator



OFFICIAL

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AECOM Ltd  
Whose registered office is situated at  
Aldgate Tower  
2 Lemn Street  
London  
E1 8FA

(the "Principal Designer")

EXECUTED AS A DEED by the **Principal Designer**

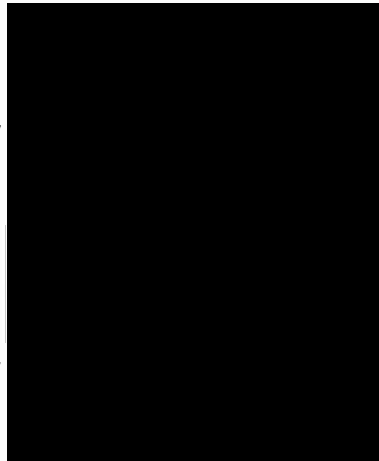
by affixing hereto its common seal in the presence of

\_\_\_\_\_  
\_\_\_\_\_

or Acting under power of attorney dated 1st January 2024

Authorised Signatory

Authorised Signatory



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